

REQUEST FOR COUNCIL ACTION

MEETING
DATE: 11-17-03

101

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-5
ITEM DESCRIPTION: Final Plat #03-13 to be known as Viola Hills Subdivision by Todd Ustby. The Applicant is proposing to subdivide approximately 11.87 acres of land into 18 lots for single family detached dwellings and 2 Outlots. The Plat also proposes to dedicate new public roadways. The property is located west of Osjor Estates, east of Schaeffer Lane and north of Viola Road (CR 2).		PREPARED BY: Theresa Fogarty, Planner

November 12, 2003

Planning Department Review:

See attached staff report dated November 12, 2003, recommending approval with the following condition:

- Prior to recording, the final plat shall be revised, as follows:*
 - Relabel Outlot 'C' (lift station) as Outlot 'B' and Outlot 'B' (stormwater detention facility) as 'Outlot C'. Relabeling Outlots 'B' and 'C' will correspond with Exhibit "B" of the executed Development Agreement.*
- A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the November 6, 2003 memorandum from Rochester-Olmsted Planning Department - GIS Division. In addition, the temporary access into the plat, until Lisa Lane NE can gain access from Viola Road NE (CASH 2) needs to be named. The designation of the private roadway must have approval of the GIS/E911 Addressing staff.*
- Dedication of parkland shall be met via: cash in lieu of land, as recommended by the City Park & Recreation Department in the attached memorandum, dated November 5, 2003.*
- The cul-de-sacs identified as "Lisa Lane NE" and "Shelly Lane NE" shall be posted "No Parking" and the roadways to be identified as "Lisa Lane NE" and "Shelly Lane NE", shall posted "No Parking" along one side of the roadway.*
- A temporary access permit shall be required, from Olmsted County Public Works, for CSAH 2 to serve this property.*
- The cul-de-sacs identified as "Lisa Lane NE" and "Shelly Lane NE" shall be posted "No Parking" and the roadways to be identified as "Lisa Lane NE" and "Shelly Lane NE", shall posted "No Parking" along one side of the roadway.*

Council Action Needed:

- If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution with findings supporting their decision.*

Attachments:

- Staff report, dated November 12, 2003.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

INSTRUMENT OF DEDICATION
KNOW ALL MEN BY THESE PRESENTS: That Todd Utby and Lisa Utby, husband and wife, owners and proprietors of the following described property in the City of Rochester, State of Minnesota, to wit:

That part of the Northwest Quarter of Section 28, Township 107 North, Range 13 West, Okfuskee County, Oklahoma, described as follows:

Commencing at the northeast corner of said Northwest Quarter, thence due West along the north line thereof 943.38 feet to a place of beginning; thence South 00°21' East 456.67 feet to the center of State Ad Road No.2; thence Southwesterly along center of said road 646.66 feet; thence North 02°1' West 817.65 feet to the north line of said section; thence due East 827 feet to the place of beginning;

That part of the Southwest Quarter of Section 20 in said Township and Range described as follows:

Commencing at the southeast corner of said Southwest Quarter, and running thence due West along the south line thereof a distance of 945.38 feet for a place of beginning; thence due West along said south line a distance of 527 feet; thence North 021' West a distance of 287.84 feet; thence due East a distance of 527 feet; thence South 021' East a distance of 287.84 feet to the place of beginning. The above described parcel contains 11.87 acres, more or less.

Have caused the same to be surveyed and platted as WOLA HILLS SUBDIVISION and do hereby donate and dedicate to the public use forever the thoroughfare, cul de sacs, and also dedicating the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Todd Ustby and Lisa Ustby have hereunto set
our hands this _____ day of _____ 2003.

Todd Utby

State of Minnesota
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2003, by Todd Utby and Lisa Utby, husband and wife.

Notary Public, _____ County, Minnesota

My commission expires:

BEARINGS

ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 29 - T107N - R13W WHICH IS ASSUMED TO BEAR DUE WEST.

CONTROLLED ACCESS DEFINED
INGRESS AND EGRESS TO, FROM OR ACROSS THE ADJUTING ROADWAY
IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA
STATE STATUE 160.08.

DRAINAGE EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER AND ACROSS SAID EASEMENT.

UTILITY EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

CURVE	LENGTH	RAID	DEPT	BOARD	BRAND	CROSS
C1	50.75	188.00	52.54	10	SPRINGER	10.00
C2	50.80	188.00	52.54	10	SPRINGER	10.00
C3	50.85	188.00	52.54	10	SPRINGER	10.00
C4	50.90	188.00	52.54	10	SPRINGER	10.00
C5	50.95	188.00	52.54	10	SPRINGER	10.00
C6	51.00	188.00	52.54	10	SPRINGER	10.00
C7	51.05	188.00	52.54	10	SPRINGER	10.00
C8	51.10	188.00	52.54	10	SPRINGER	10.00
C9	51.15	188.00	52.54	10	SPRINGER	10.00
C10	51.20	188.00	52.54	10	SPRINGER	10.00
C11	51.25	188.00	52.54	10	SPRINGER	10.00
C12	51.30	188.00	52.54	10	SPRINGER	10.00
C13	51.35	188.00	52.54	10	SPRINGER	10.00
C14	51.40	188.00	52.54	10	SPRINGER	10.00
C15	51.45	188.00	52.54	10	SPRINGER	10.00
C16	51.50	188.00	52.54	10	SPRINGER	10.00
C17	51.55	188.00	52.54	10	SPRINGER	10.00
C18	51.60	188.00	52.54	10	SPRINGER	10.00
C19	51.65	188.00	52.54	10	SPRINGER	10.00
C20	51.70	188.00	52.54	10	SPRINGER	10.00
C21	51.75	188.00	52.54	10	SPRINGER	10.00
C22	51.80	188.00	52.54	10	SPRINGER	10.00
C23	51.85	188.00	52.54	10	SPRINGER	10.00
C24	51.90	188.00	52.54	10	SPRINGER	10.00
C25	51.95	188.00	52.54	10	SPRINGER	10.00
C26	52.00	188.00	52.54	10	SPRINGER	10.00
C27	52.05	188.00	52.54	10	SPRINGER	10.00
C28	52.10	188.00	52.54	10	SPRINGER	10.00
C29	52.15	188.00	52.54	10	SPRINGER	10.00
C30	52.20	188.00	52.54	10	SPRINGER	10.00
C31	52.25	188.00	52.54	10	SPRINGER	10.00
C32	52.30	188.00	52.54	10	SPRINGER	10.00
C33	52.35	188.00	52.54	10	SPRINGER	10.00
C34	52.40	188.00	52.54	10	SPRINGER	10.00
C35	52.45	188.00	52.54	10	SPRINGER	10.00
C36	52.50	188.00	52.54	10	SPRINGER	10.00
C37	52.55	188.00	52.54	10	SPRINGER	10.00
C38	52.60	188.00	52.54	10	SPRINGER	10.00
C39	52.65	188.00	52.54	10	SPRINGER	10.00
C40	52.70	188.00	52.54	10	SPRINGER	10.00
C41	52.75	188.00	52.54	10	SPRINGER	10.00
C42	52.80	188.00	52.54	10	SPRINGER	10.00
C43	52.85	188.00	52.54	10	SPRINGER	10.00
C44	52.90	188.00	52.54	10	SPRINGER	10.00
C45	52.95	188.00	52.54	10	SPRINGER	10.00
C46	53.00	188.00	52.54	10	SPRINGER	10.00
C47	53.05	188.00	52.54	10	SPRINGER	10.00
C48	53.10	188.00	52.54	10	SPRINGER	10.00
C49	53.15	188.00	52.54	10	SPRINGER	10.00
C50	53.20	188.00	52.54	10	SPRINGER	10.00
C51	53.25	188.00	52.54	10	SPRINGER	10.00
C52	53.30	188.00	52.54	10	SPRINGER	10.00
C53	53.35	188.00	52.54	10	SPRINGER	10.00
C54	53.40	188.00	52.54	10	SPRINGER	10.00
C55	53.45	188.00	52.54	10	SPRINGER	10.00
C56	53.50	188.00	52.54	10	SPRINGER	10.00
C57	53.55	188.00	52.54	10	SPRINGER	10.00
C58	53.60	188.00	52.54	10	SPRINGER	10.00
C59	53.65	188.00	52.54	10	SPRINGER	10.00
C60	53.70	188.00	52.54	10	SPRINGER	10.00
C61	53.75	188.00	52.54	10	SPRINGER	10.00
C62	53.80	188.00	52.54	10	SPRINGER	10.00
C63	53.85	188.00	52.54	10	SPRINGER	10.00
C64	53.90	188.00	52.54	10	SPRINGER	10.00
C65	53.95	188.00	52.54	10	SPRINGER	10.00
C66	54.00	188.00	52.54	10	SPRINGER	10.00
C67	54.05	188.00	52.54	10	SPRINGER	10.00
C68	54.10	188.00	52.54	10	SPRINGER	10.00
C69	54.15	188.00	52.54	10	SPRINGER	10.00
C70	54.20	188.00	52.54	10	SPRINGER	10.00
C71	54.25	188.00	52.54	10	SPRINGER	10.00
C72	54.30	188.00	52.54	10	SPRINGER	10.00
C73	54.35	188.00	52.54	10	SPRINGER	10.00
C74	54.40	188.00	52.54	10	SPRINGER	10.00
C75	54.45	188.00	52.54	10	SPRINGER	10.00
C76	54.50	188.00	52.54	10	SPRINGER	10.00
C77	54.55	188.00	52.54	10	SPRINGER	10.00
C78	54.60	188.00	52.54	10	SPRINGER	10.00
C79	54.65	188.00	52.54	10	SPRINGER	10.00
C80	54.70	188.00	52.54	10	SPRINGER	10.00
C81	54.75	188.00	52.54	10	SPRINGER	10.00
C82	54.80	188.00	52.54	10	SPRINGER	10.00
C83	54.85	188.00	52.54	10	SPRINGER	10.00
C84	54.90	188.00	52.54	10	SPRINGER	10.00
C85	54.95	188.00	52.54	10	SPRINGER	10.00
C86	55.00	188.00	52.54	10	SPRINGER	10.00
C87	55.05	188.00	52.54	10	SPRINGER	10.00
C88	55.10	188.00	52.54	10	SPRINGER	10.00
C89	55.15	188.00	52.54	10	SPRINGER	10.00
C90	55.20	188.00	52.54	10	SPRINGER	10.00
C91	55.25	188.00	52.54	10	SPRINGER	10.00
C92	55.30	188.00	52.54	10	SPRINGER	10.00
C93	55.35	188.00	52.54	10	SPRINGER	10.00
C94	55.40	188.00	52.54	10	SPRINGER	10.00
C95	55.45	188.00	52.54	10	SPRINGER	10.00
C96	55.50	188.00	52.54	10	SPRINGER	10.00
C97	55.55	188.00	52.54	10	SPRINGER	10.00
C98	55.60	188.00	52.54	10	SPRINGER	10.00
C99	55.65	188.00	52.54	10	SPRINGER	10.00
C100	55.70	188.00	52.54	10	SPRINGER	10.00

I hereby certify that I have surveyed and platted the property described on this plat as VOLA HILLS SUBDIVISION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined in MS 505.02, Subd 1, or public highways to be designated other than as shown.

Geoffrey G. Griffin, L.S.
Minnesota License Number 21940

State of Minnesota
County of _____

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this ____ day of _____, 2003.

Notary Public, _____ County, Minnesota

My commission expires: _____

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this _____ day of _____ 2003.

Orinad County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this _____ day of _____, 2003.

DOCUMENT NUMBER

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this _____ day of _____, 2003, at _____ o'clock _____ M., and was duly recorded in the Olmsted County records.

Director of Property Records & Licensing

Deputy

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

I, Judy K. Scherr, in and for the City of Rochester, do hereby certify that on the _____ day of _____, 2003, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed by name and affixed the seal of said City of Rochester this _____ day of _____, 2003.

Judy K. Scherr, City Clerk

LEGEND

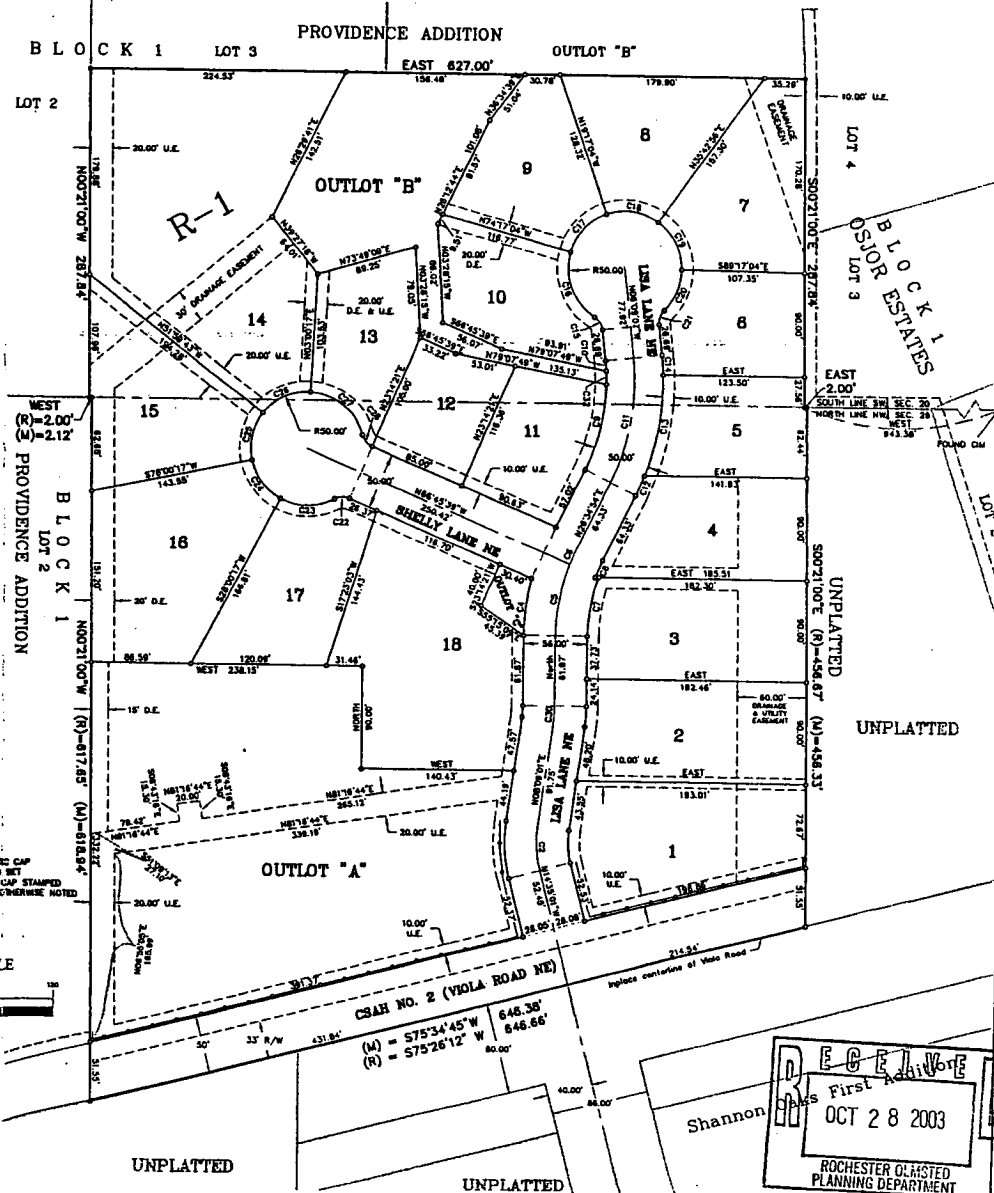
- IRON PIPE WITH PLASTIC CAP
 - STAMPED R.L.S. 21840 SET
 - FOUND IRON PIPE W/ CAP STAMPED
 - R.L.S. 15229 UNLESS OTHERWISE NOTED
- U.E. UTILITY EASEMENT

GRAPHIC SCALE



(IN FEET)

"COPY"
VIOLA HILLS SUBDIVISION



Shannon
OCT 28 2003
ROCHESTER OLIVEST
PLANNING DEPARTMENT

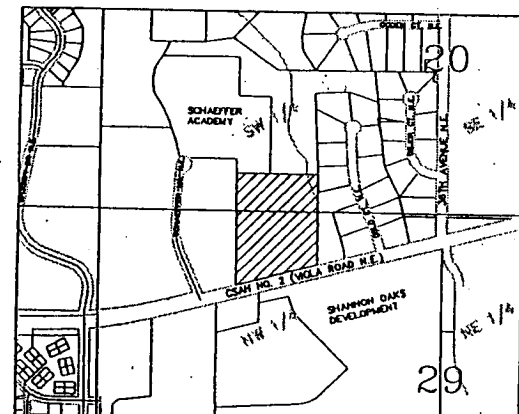
CGC Inc.
Engineering
Surveying
Planning
14070 Hwy 52 SE
Crosby, Minn. 55923
Ph. 507-867-1866

APPROVED 3-17-03 w/ 7 conditions

CDP # 200

GENERAL DEVELOPMENT PLAN VIOLA HILLS SUBDIVISION SECTION 20 & 29 HAVERHILL TOWNSHIP

VICINITY MAP



SECTION 20 & 29 - TWP. 107 NORTH - RANGE 13 WEST
"NOT TO SCALE"

DEVELOPER
TODD USTRY
1211 ASHLEY LANE SW
ROCHESTER, MN 55902

OWNER
RAD HARBOR
3325 VIOLA ROAD NE
ROCHESTER, MN 55906

ENGINEER & SURVEYOR
GGG INC.
14070 HWY. 53 SE
CHATHAM, MN 55813

THE DATA SURVEY
UPON ANNEXATION WILL BE R-1
WILL BE APPLYING FOR A ZONE CHANGE FOR
OUTLOT "A" TO R-12

STREET CLASSIFICATION
ALL STREETS WITHIN THE DEVELOPMENT
SHALL BE CLASSIFIED AS "LOCAL" STREETS

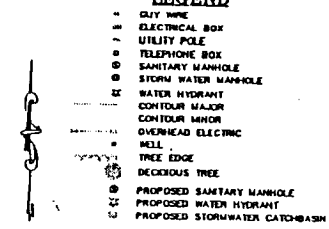
NOTES
EXISTING HOUSE AND GARAGE TO REMAIN
ALL OTHER BUILDINGS TO BE REMOVED

DENSITY
PROPOSED R1 - 0.66 ACRES - 10 LOTS
UNITS PER ACRE = 0.54
PROPOSED R-12 - 2.31 ACRES - 10 UNITS
UNITS PER ACRE = 0.32

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	10.22'	72.00'
C2	24.32'	128.00'
C3	28.52'	223.00'
C4	38.24'	150.00'
C5	18.32'	225.00'
C6	22.01'	225.00'
C7	17.22'	223.00'
C8	13.82'	15.00'
C9	38.40'	50.00'
C10	48.00'	50.00'
C11	48.00'	50.00'
C12	48.00'	50.00'
C13	64.48'	50.00'
C14	13.82'	15.00'
C15	8.83'	175.00'
C16	81.05'	175.00'
C17	17.74'	200.00'
C18	13.82'	15.00'
C19	83.05'	50.00'
C20	48.00'	50.00'
C21	43.83'	50.00'
C22	43.83'	50.00'
C23	49.52'	50.00'
C24	13.82'	15.00'

LEGEND



LAND DESCRIPTION
That part of the Northwest Quarter of Section 20, Township 107 North, Range 13 West, Grant County, Minnesota, described as follows:
Commencing at the northeast corner of said Northwest Quarter; thence due West along the north line thereof 843.36 feet for a place of beginning; thence South 072° East 456.87 feet to the center of State Aid Road No. 2; thence Southwesterly along center of said road 848.86 feet; thence North 072° West 817.85 feet to the north line of said section; thence due East 827 feet to the place of beginning;
AND ALSO
That part of the Southwest Quarter of Section 20 in said Township and Range described as follows:
Commencing at the southeast corner of said Southwest Quarter; and running thence due West along the south line thereof a distance of 863.38 feet for a place of beginning; thence due West along said south line a distance of 827 feet; thence North 072° West a distance of 287.84 feet; thence due East a distance of 827 feet; thence South 072° East a distance of 287.84 feet to the place of beginning.
The above described parcel contains 11.87 acres, more or less.

RECEIVED
JAN 15 2003

ROCHESTER OLSTED
PLANNING DEPARTMENT

Engineering
Surveying
Planning

14070 HWY. 53 SE
CHATHAM, MN 55813
Tel: 507-581-1100
Fax: 507-581-1101

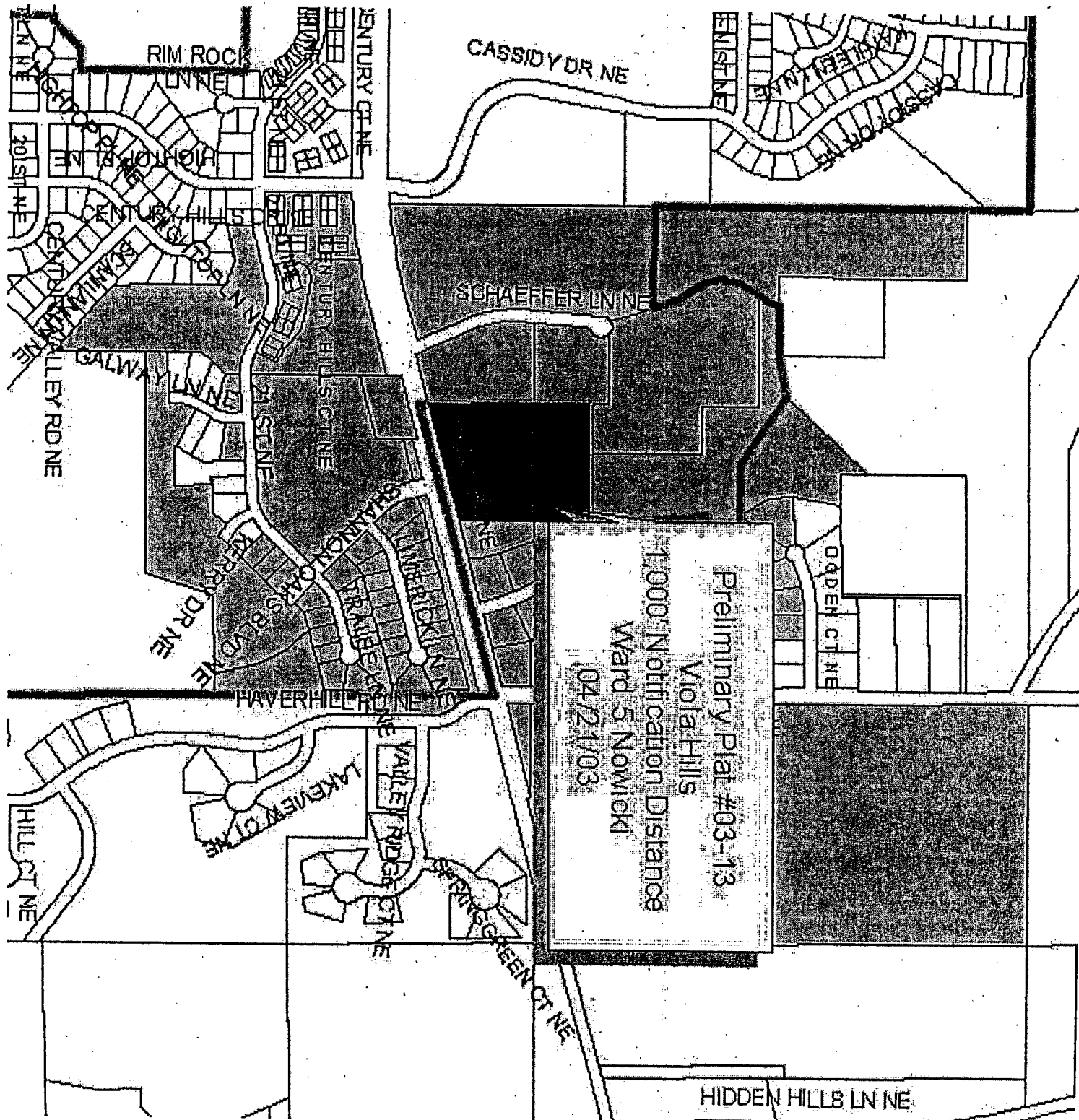
LAST REVISION: 3/17/03

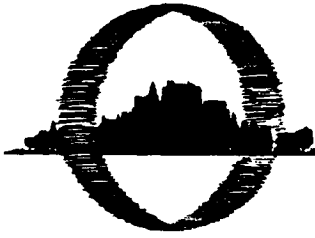
Prepared by:
Rad Harbin

3325 Viola Road NE
Rochester, MN 55906

SHEET NO. 1 OF 1

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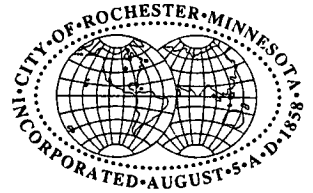
ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted

www.olmstedcounty.com/planning



TO: Rochester Common Council

FROM: Theresa Fogarty, Planner

DATE: November 12, 2003

RE: Final Plat #03-13 to be known as Viola Hills Subdivision by Todd Ustby. The Applicant is proposing to subdivide approximately 11.87 acres of land into 18 lots for single family detached dwellings and 2 Outlots. The Plat also proposes to dedicate new public roadways. The property is located west of Osjor Estates, east of Schaeffer Lane and north of Viola Road (CR 2).

Planning Department Review:

Applicant/Owner:

Todd Ustby
1211 Ashley Lane SW
Rochester, MN 55902

Surveyors/Engineers:

GGG Engineering
14070 Highway 52 SE
Chatfield, MN 55923

Referral Comments:

Rochester Public Works Department
Rochester Park & Recreation Department
Planning Department – GIS Division
Olmsted County Public Works Department

Report Attachments:

1. Location Map
2. Copy of Final Plat
3. Copy of Viola Hills GDP
4. Referral Comments (4 letters)

Development Review:

Location of Property:

The property is located west of Osjor Estates, east of Schaeffer Lane and north of Viola Road (CR 2).

Zoning:

Of the total 11.87 acres, 9.66 acres is currently zoned R-1 (Mixed Single Family) district and 2.17 acres is zoned (R-1x (Mixed Single Family Extra) on the City of Rochester Zoning Map.



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Proposed Development:

This development consists of 11.87 acres of land to be subdivided into 18 lots for single family detached dwellings and 11 lots for single family attached dwellings and two outlots.

Roadways:

This plat proposes to dedicate right-of-way for two new roadways.

The first roadway identified as "Lisa Lane NE" is designed with a 56' right-of-way, reducing to 50' right of-way north of the intersection of Shelley Lane NE, ending in a cul-de-sac with a 50' radius. This cul-de-sac is indicated less than 96 feet and therefore shall be posted "No Parking". The roadway is indicated less than 36 feet and will require "No Parking" signage along one side of the street.

The second roadway named "Shelley Lane NE" is designed with a 50' right-of-way ending in a cul-de-sac with a 50' radius. This cul-de-sac is indicated less than 96 feet and therefore shall be posted "No Parking". The roadway is indicated less than 36 feet and will require "No Parking" signage along one side of the street.

The private roadway that allows access to "Outlot A" needs to be named. The dedication of this off-site easement will be required prior to final plat approval for the proposed temporary access drive. The location of the temporary access drive is subject to County Public Works approval, and the design of the temporary access is subject to approval by the City Engineer. The applicant shall work with the addressing staff in naming the temporary easement/private roadway, as it is the only access into the plat.

A temporary access permit shall be required, from Olmsted County Public Works, for CSAH 2 to serve this property.

Pedestrian Facilities:

A Development Agreement has been executed for this property, which includes the requirements for pedestrian facilities.

Drainage:

Grading and Drainage Plans have been approved.

Wetlands:

Minnesota Statutes now requires that all developments be reviewed for the presence of wetlands or hydric soils. Based on the Soil Survey, no hydric soils exist on the site.

Public Utilities:

Final Utility Plans have been approved.

The Maintenance and Ownership Agreement for the private lift station Outlot, and force main sanitary sewer is included in the executed Development Agreement.

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Spillover Parking:

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors. This development requires 35 spillover parking stalls. It appears as though the additional parking can be accommodated on the roadways and most likely within private driveways, as well. The Owner should be encouraged to provide unit mail boxes to limit the loss of on street parking for the proposed townhome development.

Parkland Dedication:

The City Park and Recreation Department recommends that dedication requirements be met via: Cash in lieu of land with payment due prior to recordation of the final plat.

General Development Plan:

This property is included within the Viola Hills General Development Plan (GDP).

Preliminary Plat:

A preliminary plat for this area was approved by the Council on June 2, 2003. The approval of the preliminary plat was subject to five (5) conditions: The conditions are listed below:

1. ***Dedication of parkland shall be met via cash in lieu of land per the April 25, 2003 Memorandum from the Rochester Park and Recreation Department.***
2. ***The cul-de-sacs identified as "Lisa Lane NE" and "Shelly Lane NE" shall be posted "No Parking" and the roadways to be identified as "Lisa Lane NE" and "Shelly Lane NE", shall posted "No Parking" along one side of the roadway.***
3. ***Prior to Final Plat submittal, and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements, access control, pedestrian facilities, right-of-way dedication, contributions for public infrastructure, the ownership & maintenance of the proposed Private Lift Station shown on Outlot "C" and Ownership and Maintenance of the pond to be located on Outlot "B", as well as, the off-site portion of the detention facility, including off-site drainage easement.***
4. ***The owner shall be responsible for a Storm Water Management Fee which will be applicable for the benefit of the participation in the City's SWMP, for any area that do not drain to an on-site facility.***
5. ***The owner shall execute with the City a Maintenance and Ownership Agreement for the private lift station Outlot, for force main sanitary sewer. The Owner may be required to provide an escrow account or other surety to address the cost for the future removal of the proposed private lift station and connection to gravity flow sanitary sewer.***

6. ***Grading and Drainage Plan approval is required prior to Final Plat submittal. Site grading must accommodate the planned centerline profile and cross section for Viola Road NE reconstruction.***
7. ***Dedication of off-site easements shall be required prior to final plat approval for the proposed temporary access drive. The location of the temporary access drive is subject to County Public Works approval, and the design of the temporary access is subject to approval by the City Engineer.***
8. ***Dedication of controlled access shall be required through the Final Plat for the entire frontage of CSAH 2 (Viola Road NE), with the exception of the proposed public road access, as shown on the Preliminary Plat. The owner is responsible to have a roadway sign installed at the intersection of "Shaeffer Lane NE" and the temporary roadway to be identified as "Lisa Lane NE", until such time "Lisa Lane NE" access is directly onto Viola Road NE. The Owner is also required to provide turn lanes from CSAH 2.***
9. ***Pedestrian facilities shall be required, at the Owner's expense, along both sides of all new public roadways within this development. In addition, the Owner is obligated for providing a 10 foot wide bituminous pedestrian path along the entire frontage of CSAH 2 (Viola Road NE).***
10. ***No connection to the service line, proposed to serve the property abutting the east line of this subdivision, will be allowed until the abutting property has been annexed, and a Utility Connection Agreement has been executed by the Owner of said property.***

Planning Staff Review and Recommendation:

The Planning Staff has reviewed the submitted final plat in accordance with the Rochester Zoning Ordinance and Land Development Manual, Section 61.225 and would recommend approval subject to the following modifications / conditions:

1. ***Prior to recording, the final plat shall be revised, as follows:***
 - a. ***Relabel Outlot 'C' (lift station) as Outlot 'B' and Outlot 'B' (stormwater detention facility) as 'Outlot C'. Relabeling Outlots 'B' and 'C' will correspond with Exhibit "B" of the executed Development Agreement.***
2. ***A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the November 6, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division. In addition, the temporary access into the plat, until Lisa Lane NE can gain access from Viola Road NE (CASH 2) needs to be named. The designation of the private roadway must have approval of the GIS/E911 Addressing staff.***
3. ***Dedication of parkland shall be met via: cash in lieu of land, as recommended by the City Park & Recreation Department in the attached memorandum, dated November 5, 2003.***

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4. *The cul-de-sacs identified as "Lisa Lane NE" and "Shelly Lane NE" shall be posted "No Parking" and the roadways to be identified as "Lisa Lane NE" and "Shelly Lane NE", shall posted "No Parking" along one side of the roadway.*
5. *A temporary access permit shall be required, from Olmsted County Public Works, for CSAH 2 to serve this property.*
6. *The cul-de-sacs identified as "Lisa Lane NE" and "Shelly Lane NE" shall be posted "No Parking" and the roadways to be identified as "Lisa Lane NE" and "Shelly Lane NE", shall posted "No Parking" along one side of the roadway.*

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 11/5/03

The Department of Public Works has reviewed the application for Final Plat #03-13 for the proposed Viola Hills Subdivision. The following are Public Works comments on this request:

1. A Development Agreement has been executed for this Property. Said Agreement includes a Maintenance & Ownership Agreement, as well as, a Pedestrian Facilities Agreement for the Property.
2. A City-Owner Contract has been executed for this Property.
3. Outlot 'C' (lift station) as indicated on the Final Plat should be re-labeled as Outlot 'B', and Outlot 'B' (stormwater detention facility) as indicated on the Final Plat should be relabeled as Outlot 'C'. The current labeling of Outlots 'B' & 'C', does not correspond with Exhibit 'B' of the executed Development Agreement.

❖ Charges/fees applicable to the development of this Property have been addressed in the Development Agreement and City-Owner Contract



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ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

M E M O R A N D U M

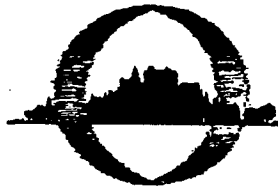
DATE: November 5, 2003

TO: Jennifer Garness
Planning

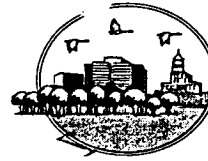
RE: Viola Hills
Final Plat #03-13

Acreage of plat.....	11.87 a
Number of dwelling units.....	29 units
Density factor.....	.0244
Dedication71 a
Fair market value of land.....	\$20,000 / a

The Park and Recreation Department recommends that dedication requirements be met via: Cash in lieu of land in the amount of \$14,200 (.71 a X \$20,000 / a) with payment due prior to recordation of the final plat.



COUNTY OF
Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: November 6, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Pam Hameister, Wendy Von Wald; and G.G.G.
Engineering Inc.

RE: VIOLA HILLS
FINAL PLAT #03-13

UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.

E911 ADDRESSING FEE:	\$340.00 (17 LOTS/ADDRESSES)
	55.00 (1 LOT / READDRESS)
GIS IMPACT FEE:	\$300.00 (20 LOTS/OUTLOTS)

Notes: 1. Additional E911 Addressing fees may be required upon Site Plan review.
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. The private roadway that will allow access to Outlot "A" still needs to be named. This roadway is also going to be the temporary access into the plat until Lisa Lane NE can gain access from Viola Road NE in the future.

RECOMMENDATION: Work with our staff in naming the private roadway, as it will be the only access into plat.

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PUBLIC WORKS DEPARTMENT
2122 CAMPUS DR SE - SUITE 200
ROCHESTER MN 55904-4744
www.olmstedpublicworks.com
507.285.8231

November 4, 2003

Jennifer Garness
Planning Department

Dear Jennifer:

The Public Works Department has reviewed the Final Plat #03-13 by Todd Ustby to be known as Viola Hills Subdivision and has the following comment:

- ***Temporary access will be required from CSAH 2 to serve this subdivision.***

Sincerely,

Michael Sheehan
County Engineer

MTS/bw



T:\PWDATA\ENGINDOC\PLANZONE.DOC

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

